

LET PROPERTY PACK

INVESTMENT INFORMATION

Southcoates Lane, Hull
HU9

226298117

 www.letproperty.co.uk





Property Description

Our latest listing is in Southcoates Lane, Hull HU9

Get instant cash flow of **£725** per calendar month with a **10.9%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

3 Bedrooms

2 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £725

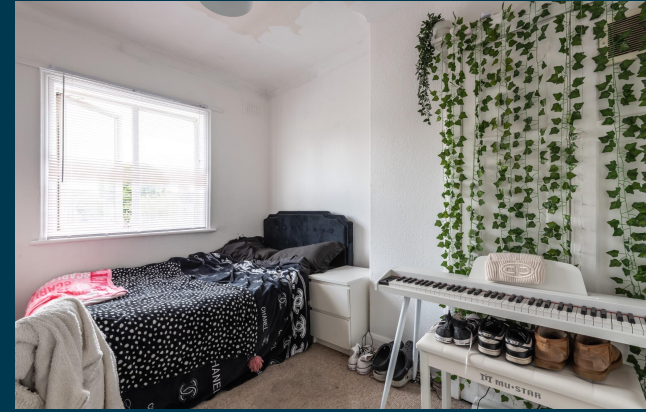
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£4,000
Legal Fees	£1,000.00
Total Investment	£25,000.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month

Returns Based on Rental Income	£725
Mortgage Payments on £60,000.00 @ 5%	£250.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£72.50
Total Monthly Costs	£337.50
Monthly Net Income	£387.50
Annual Net Income	£4,650.00
Net Return	18.60%

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£3,200.00**
Adjusted To

Net Return **12.80%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,450.00**
Adjusted To

Net Return **13.80%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £90,000.



£90,000

3 bedroom terraced house for sale

+ Add to report

Rensburg Street, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Aug 2024 to 22 Nov 2024 (109 days) by Whitakers, Hull East



£87,500

3 bedroom terraced house for sale

+ Add to report

Wynburg Street, Hull, East Riding of Yorkshire, HU9

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 May 2025 to 31 Jul 2025 (86 days) by Linley & Simpson, Hull & Beverley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

+ Add to report

30 Lee Street

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Dec 2024 to 17 Apr 2025 (132 days) by Haller Evans, Hull

£775 pcm



3 bedroom house

+ Add to report

Orpington Villas, Rensburg Street, Hull

NO LONGER ADVERTISED






Marketed from 15 Jul 2025 to 6 Aug 2025 (22 days) by Urban Property, Hull

£750 pcm

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **4 years +**
-  Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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